Name and Address of New Owner:
SFR JV-2 Property LLC
1417 Market Square
Hermitage, TN 37076

Send Tax Bills To:
SFR JV-2 Property LLC
PO Box 15087, Santa Ana, CA 92735.

Karen Johnson Davidson County
Batch# 864615 DEEDWARR
05/31/2022 09:23:30 AM 4 pgs
Fees: $23.00 Taxes: $1,387.50
20220531-0062269

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 086 07 0 162.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Shanin K. Barnett**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **SFR JV-2 Property LLC, a Delaware Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 230 on the Plan of Planned Unit Development, Phase V-B, Revised, Jackson's Retreat of record in Plat Book 6250, Page 905, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Shanin K. Barnett, a single woman, by Warranty Deed from Kimberly A. Hill FKA Kimberly A. Ostrosky, a married woman, of record in Instrument No. 20180122-0006221, in the Register's Office for Davidson County, Tennessee, dated January 12, 2018 and recorded on January 22, 2018.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

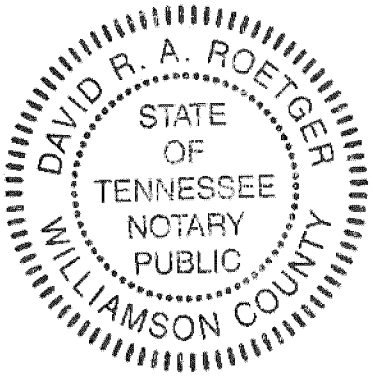
IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24th day of May, 2022.

Shanin K. Barnett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of May, 2022, before me personally appeared Shanin K. Barnett, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of May, 2022.



Notary Signature
My commission expires: 6 21 25

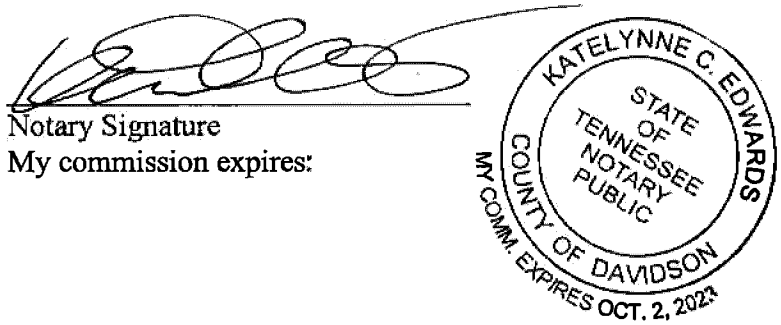
AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $375,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Shanin K. Barnett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 16th day of May, 2022.



Notary Signature
My commission expires:

Certificate of Authenticity

I, **Doné Oglesby**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **May 24, 2022**.

Date

Affiant Signature

05/25/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **25th** day of **May**, 20**22**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY